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APR 12 2012

Chandler



2010

MEMORANDUM**Transportation & Development - CC Memo No. 12-035****DATE:** MARCH 22, 2012**TO:** MAYOR AND CITY COUNCIL**THRU:** RICH DLUGAS, CITY MANAGER *RD*
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM***FROM:** ERIK SWANSON, CITY PLANNER *ES***SUBJECT:** LUP12-0002 SZECHUAN GARDEN

Request: Use Permit approval to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for an existing restaurant and outdoor patio

Location: 5055 W. Ray Road, Ste. 1
Southwest corner of Ray and Rural roads

Applicant: JoJo Li

RECOMMENDATION

The request is for Use Permit approval to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for an existing restaurant. Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommend approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of Ray and Rural roads, within the Harmon Ranch Plaza. The subject site is located in a suite within an inline shops space with a tanning salon and restaurant located directly north of the suite. Directly south, adjacent to the suite is the access drive to the rear of the commercial center. South of the site is the San Brisas apartment complex; east is Rural Road.

The suite is approximately 2,900 square feet that occupies the western portion of an approximate 13,300 square foot inline shops building. The dining portion is approximately 750 square feet and can accommodate 70 patrons. A 250 square foot outdoor patio is provided, and can accommodate 24 patrons. The applicant is not requesting alcohol for the outdoor patio at this time. The outdoor patio is located on the south side of the building and wraps around to the eastern portion of the restaurant. Szechuan Garden is open from 11 a.m. to 9:30 p.m. Monday through Thursday, and 11:00 a.m. to 10:00 p.m. Friday through Sunday.

A Series 12 Restaurant License allows the sale of all liquor and requires a minimum of 40% of total sales to be in food and non-alcoholic beverages. The applicant plans to serve beer and wine only.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Tuesday, February 21, 2012. No neighbors were in attendance.
- At the time of this writing, Staff has received no telephone calls or letters opposed to this application.
- The Police Department has been notified of the request and responded with no concerns.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (Baron, Donaldson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of LUP12-0002 SZECHUAN GARDEN, subject to the following conditions:

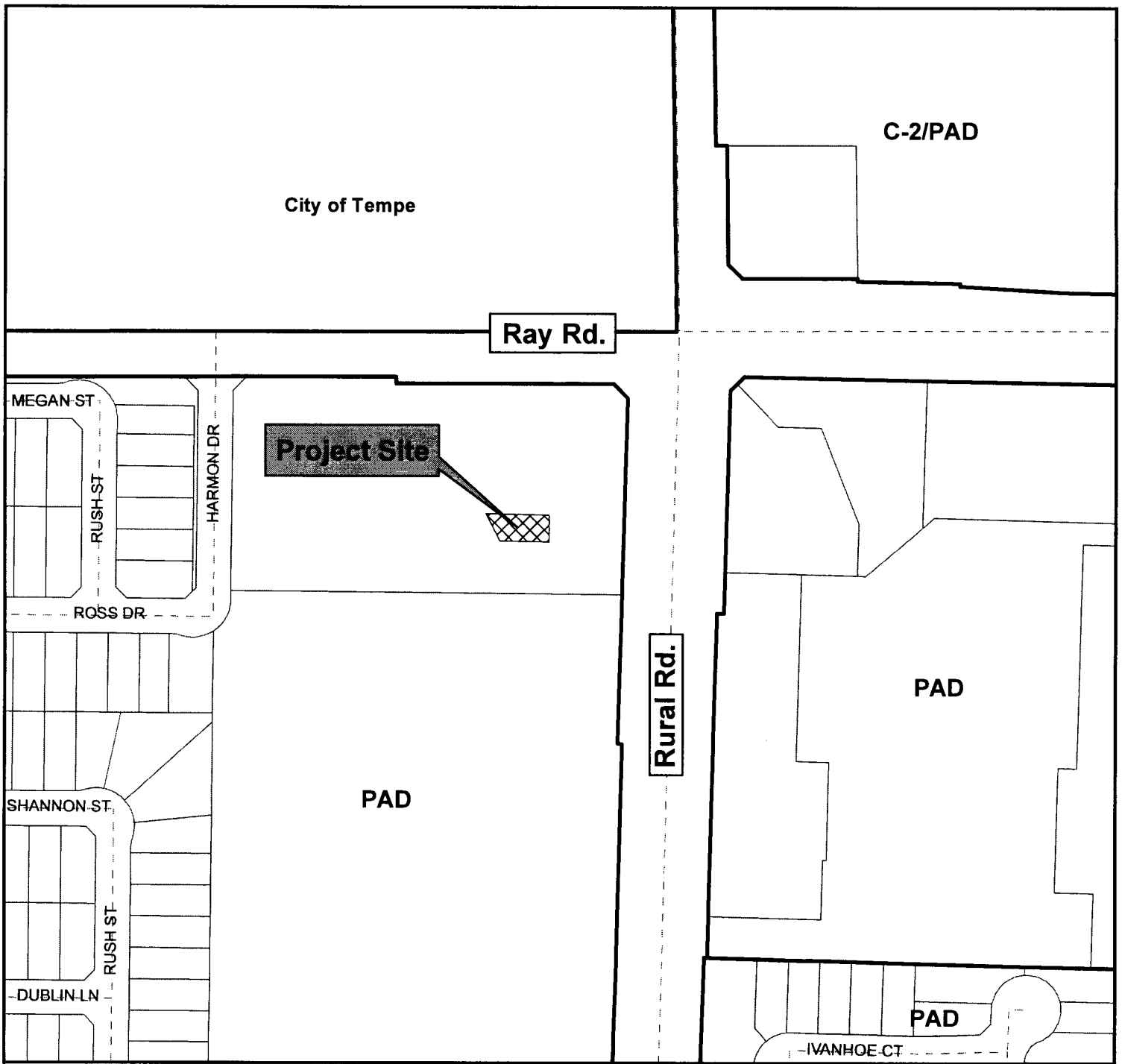
1. Expansion or modification beyond the approved exhibits (Site and Floor plans) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to other store locations.
3. The site and outdoor patio shall be maintained in a clean and orderly manner.
4. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.

PROPOSED MOTION

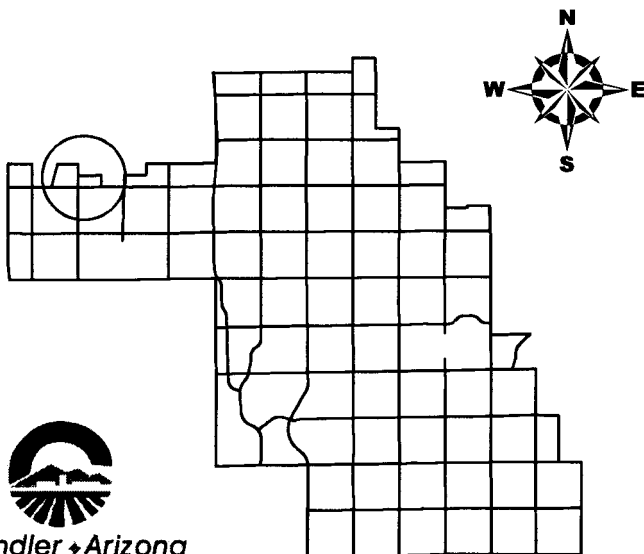
Move to approve LUP12-0002 SZECHUAN GARDEN, Use Permit approval to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for an existing restaurant, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Applicant Narrative



Vicinity Map



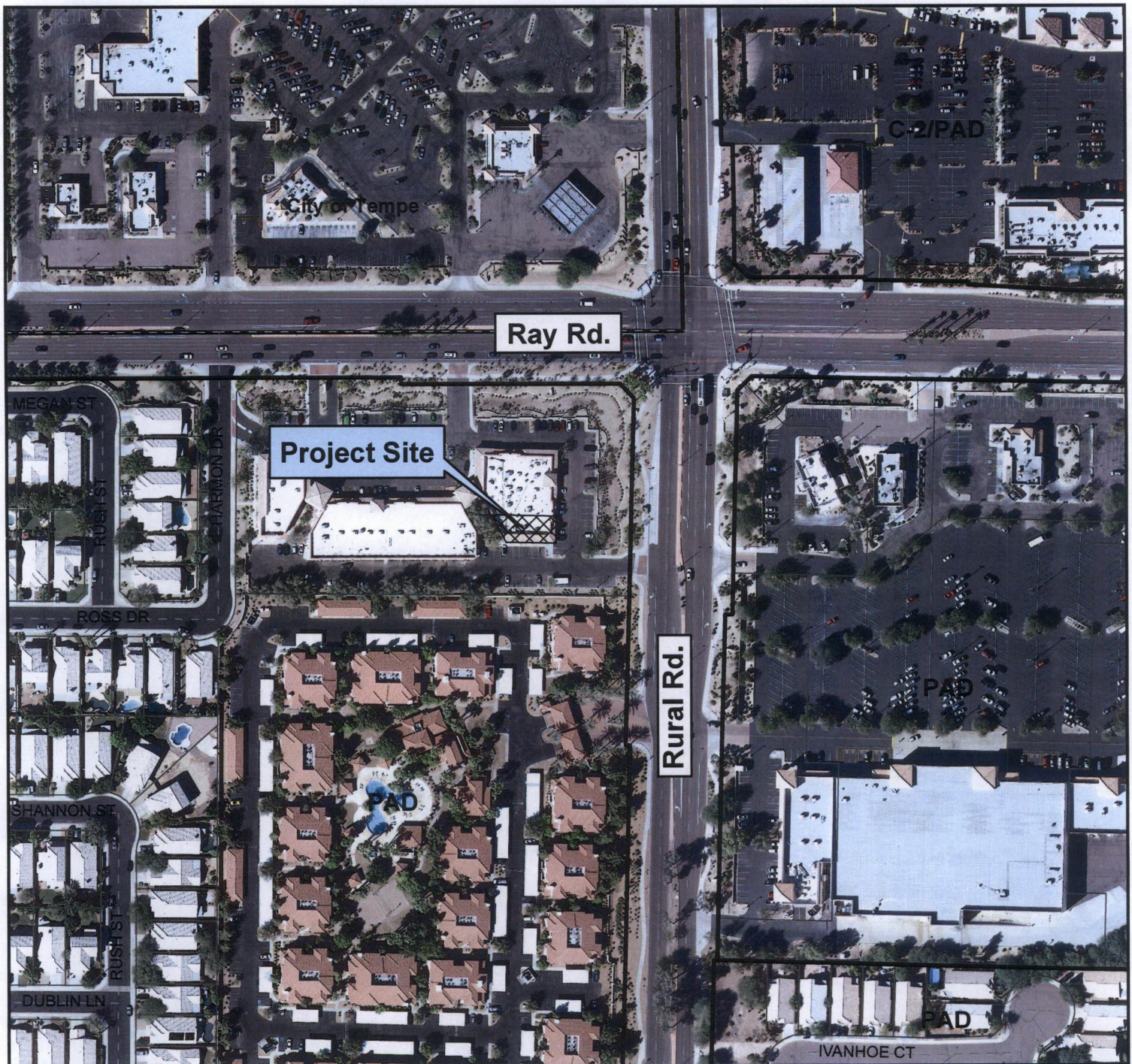
LUP12-0002

**Szechuan Garden
Liquor Use Permit**

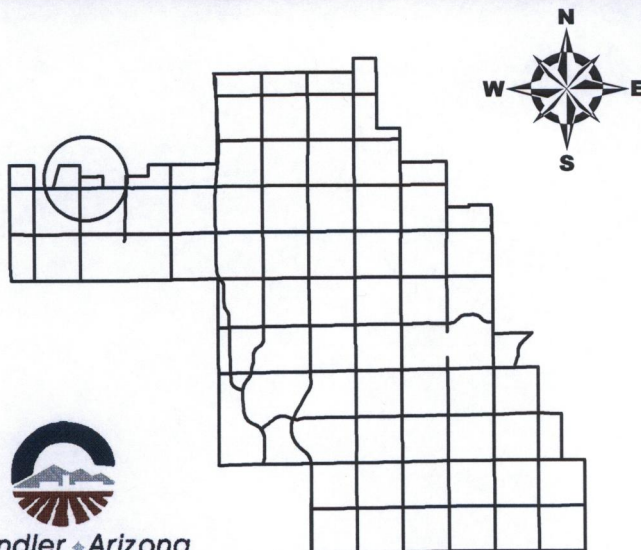


Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/20/2012



Vicinity Map



LUP12-0002

**Szechuan Garden
Liquor Use Permit**

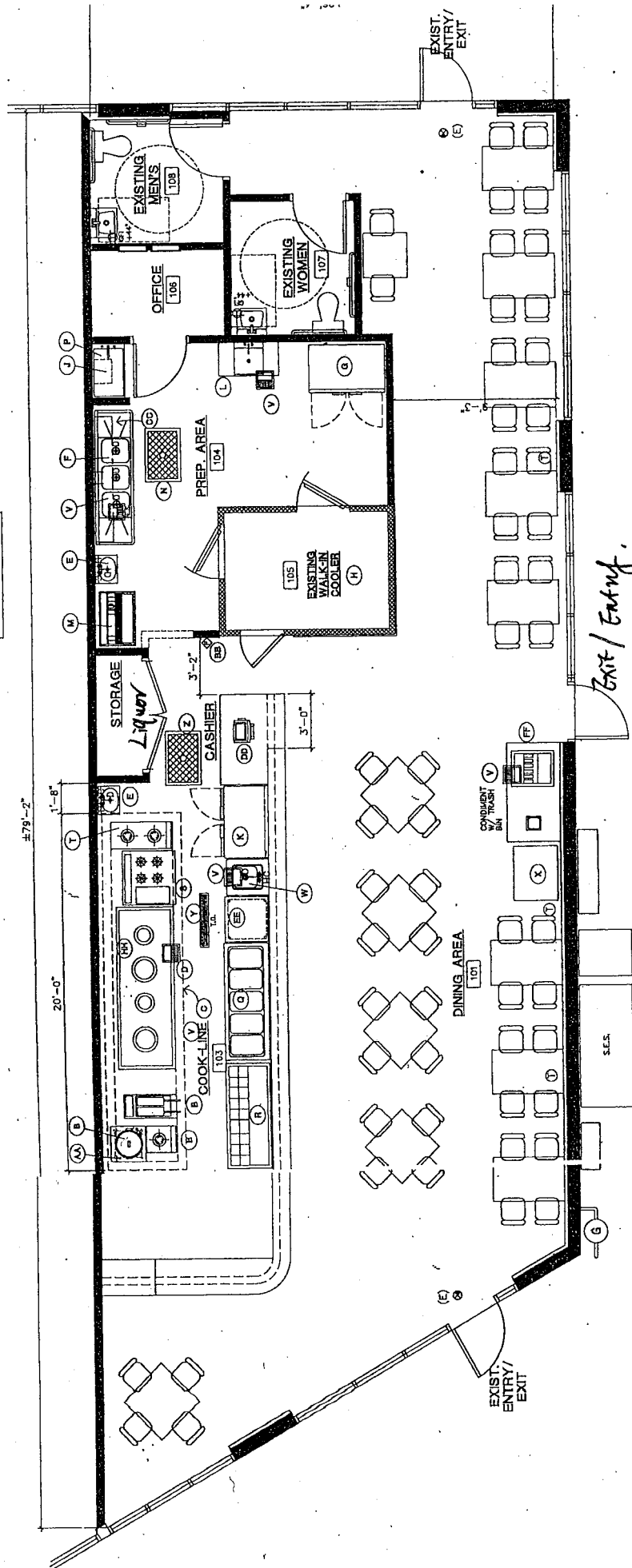


Chandler ♦ Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/20/2012

Total sqft: 2900

TANNING SALON
OCCUPANCY B
SUITE 2



Exit / Entry

EXISTING
WALKWAY

(X) DEMOS EQUIPMENT ID #
FOR EQUIPMENT SCHEDULE
SEE SHEET T-4

ACCESSIBLE SEATING NOTES:
TABLE HEIGHT: 34" MAX.
KNEE CLEARANCE: 27" MIN., 30" WIDE, 19" DEEP

ACCESSIBLE SEATING TO COMPLY WITH
I.B.C. SECTION 101.3.4.2, ADAAG 5.2 & 5.3,
1998 ANSI A117.1

FLOOR PLAN

97-176



PLANT SCHEDULE

SYMBOL: 1" = 1' 0" / 1" = 1' 0"

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RAY ROAD

RURAL ROAD

HARMON DRIVE

RETAIL BLDG. C
552 SF.

RETAIL BLDG. A
5665 SF.

RETAIL BUILDING B
16,578 SF.

NOTES:

1. LANDSCAPE TREATMENT SHALL MEET OR EXCEED CITY OF CHANDLER MIN. REQUIREMENTS.
2. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED DRIP SYSTEM.

SUBJECT SUITE

CONCEPTUAL LANDSCAPE PLAN
1"-30"



SITE PLAN

RETAIL CENTER
S.W.C. RAY & RURAL
CHANDLER, AZ
BY GLENWOOD DEVELOPMENT

P.D.G.
The Peters Design Group, Inc.
1565 East Redfield Road
Suite 105
Chandler, Arizona 85226
(480) 751-0937

PRELIMINARY,
NOT FOR
CONSTRUCTION

Drawn	CHK
Checked	JAG
Date	11/1/11
Scale	1"=30'
Job No.	97-176
Drawn	11/1/11

THE SITE PLAN (S)

L-1

HONG'S USA LLC DBA SZECHWAN GARDEN

5055 W RAY RD STE 1

CHANDLER, AZ 85226

Our business is located at 5055 W Ray Rd Ste 1, Chandler, AZ 85226 since October 2011. We serve Chinese diner style food from 11:00 am to 9:30 pm from Monday to Thursday and 11:00 am to 10:00 pm from Friday to Sunday. Currently, we are in the process of obtaining a Series 12 liquor license.

We employ about 8 staff in the restaurant. We do not have any live entertainment, bar except one TV in the restaurant. Total number of seats is 70 in door only. We do not have any patio, or outdoor speakers. This is the only restaurant we have.

Our restaurant will serve some beer, wine, and other alcohol beverage during the business hours. Our main service is providing Chinese diner style food. Providing alcohol is just supplemental services for our customers.